

TRAILER AND MANUFACTURED HOUSING PARKS

SECTION UIP 13

INTRODUCTION

The park costs in this section are divided into five quality classifications and give a range from the cheap transient park to the highly developed manufactured housing park designed for permanent living. Many parks will be mixed in quality in that they may have good-quality buildings, recreational facilities and low-cost utilities or roads, or they may have few extra facilities and large patios but average roads. For these hybrid parks, the costs of the various items should be chosen from the quality of park where they would normally be found and built up to fit the subject park specifically. For example, a low-cost park in a cold climate may have concrete paved homestands completely under the trailers. One could either price the patio and walk costs from the excellent category or divide the low-quality lump sum cost by the typical square footage and thus develop a square foot cost to apply to the specific average area of flatwork for the park in question.

The costs are for organized commercial parks and do not include the poorest resort types, which merely provide a parking space and some common facilities such as restrooms and a water source. The costs listed are medians for each classification, excluding extremes.

The costs are broken into major cost items on a cost-per-trailer-space basis, and miscellaneous costs such as the cost of normal financing and contractors' profit and overhead are prorated to each item. Architects' and designers' fees are included in the engineering costs for all items except buildings, whose costs will include all fees applicable to the structural improvements. Developers' overhead and profit, advertising and other promotional expenses are not included. Local jurisdictional fees or assessments are not included and must be obtained locally.

Off-site costs are not included. These may be costs of bringing utilities to the site, storm drains, access roads, bridges, traffic control, environmental impact studies, etc.

For hillside parks, the cost of grading and terracing the hillside sites must be added. Also, other costs such as paving, sewers and water will be higher for hillside installation. All excluded costs must be examined, as, in some cases, special local assessments and fees, off-site costs, developers' overhead and profit, etc., have equalled as much as an additional 40% of total project costs.

COST MODIFIERS

Costs for each park quality have been adjusted to a base number of units and gross area per unit which are roughly normal for that quality. Under the base costs for each quality, multipliers are given to adjust costs for deviations from the base. To determine the gross area per unit, divide the entire improved area of the park by the number of units.

DESCRIPTION OF COST ITEMS

ENGINEERING includes plans, engineering, permits and design and specifications of the park, exclusive of buildings.

GRADING includes leveling the site for drainage and roughing out roads but does not include excavation and terracing for hillside sites. It will normally include some leveling of the trailer sites in the Average and Good qualities.

STREET PAVING includes base preparation and paving.

PATIOS AND WALKS include all flat work except street paving.

SEWER includes all on-site work and laterals but does not include sewage disposal systems, off-site connections to a trunk line, or connection charges, except for septic tanks and cesspools, which are included in the Cheap quality. Storm sewers are not included.

WATER includes all on-site mains, site services (laterals) and sprinkler systems but does not include wells, storage tanks, pumps, off-site connections to other sources or connection fees.

GAS includes all on-site piping and site connections (laterals) as well as connections to buildings, but does not include gas plumbing in buildings or off-site mains.

ELECTRICAL includes all on-site conduit, electrical and telephone wiring, trailer site outlets, street lighting commensurate with the quality, and area lighting. It does not include building lighting or off-site connections.

BUILDINGS include structures commensurate with the quality and size of the parks. It is often better to compute these from other sections of the manual, since the age and lifestyle of the occupants will dictate the type of amenities offered. For example, an upscale resort retirement project may have a large, high-cost activities clubhouse, while first-time family park design may stress outdoor recreation with a smaller, very limited, low-cost clubhouse facility. These costs also include all building design costs, and plumbing and electrical items for the buildings. Built-in appliances and all furnishings must be added separately.

MISCELLANEOUS includes an average amount of entrance ornamentation, signs and common landscaping commensurate with the park quality. Outdoor recreational facilities, swimming pools, tennis courts, etc. and ornamental lakes and ponds should always be computed as extras. Recreational equipment, game tables, kitchen equipment, etc. are not included. Off-site signs are not included.

TRAILER AND RECREATIONAL VEHICLE PARKS

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CHEAP

Typical sites developed for transient use in outlying rural or resort areas where there are either no building codes or minimal code enforcement. They will be closely spaced, have few facilities beyond the minimum subsistence level, and be designed for smaller trailers and recreational vehicles. The base area per trailer space is 1,600 square feet and the base number of spaces is 50.

ENGINEERING –	
Minimum plans, engineering and permits	\$ 245.00
GRADING –	
Minimum leveling, graded for drainage, cleared	200.00
STREET PAVING –	
Minimum asphalt, natural base, 15' to 20' wide, paved parking area	475.00
PATIOS AND WALKS –	
Average 135 square feet of small asphalt patio or hardstand, few walks near buildings	265.00
SEWER –	
3" to 4" clay, few traps or vents. Cesspool and septic tank are included	365.00
WATER –	
2" mains, service to common hydrants and buildings, no trailer hookups	295.00
GAS – None, except bottled gas (not included)	----
ELECTRICAL –	
Low-amperage circuits, overhead wiring, simple outlets at trailer sites. No telephones or speaker systems	400.00
BUILDINGS –	
Restrooms and showers, laundry, office, lowest-cost frame or concrete block, cheap fixtures and partitions	1,070.00
MISCELLANEOUS –	
Signboard, minimum landscape and entrance	<u>160.00</u>
CHEAP PARK – Cost per space	\$3,475.00

LOW COST

Typical sites developed for transient or semipermanent occupancy in seasonal resort areas or near industrial or military areas. Usually designed to hold car-drawn trailers up to 40 to 45 feet long. The base area per site is 2,400 square feet and the base number of spaces is 80.

ENGINEERING –	
Limited plans and specifications, survey of site and permits	\$ 460.00
GRADING –	
Graded for drainage, roads roughed in, site cleared and minimum site leveling	370.00
STREET PAVING –	
18' to 22' roadway, 2" asphalt on natural base, no curbs or edging, common parking area	740.00
PATIOS AND WALKS –	
Average 205 square feet of low-cost concrete or asphalt for hardstand, patio or parking, some walks near buildings	485.00
SEWER –	
4" lines, 6" mains, minimum code, simple layout	535.00
WATER –	
3" mains, 3/4" service, hydrant every two spaces	485.00
GAS –	
None to trailer spaces. Low-pressure gas to utility buildings and office	230.00
ELECTRICAL –	
Overhead wiring, 30 to 80 amperes per space. Some street lights. Speaker system. Telephone booth (not included)	715.00
BUILDINGS –	
Utility, showers and restrooms, laundry and office	1,420.00
MISCELLANEOUS –	
Sign, low-cost landscape, some masonry or concrete work around entrance. Swimming pool costs should be added from Section UIP 16.	<u>375.00</u>
LOW-COST PARK – Cost per space	\$5,815.00

MODIFIERS

NUMBER OF SPACES	10	20	30	40	50	60	80	100	120
MULTIPLIER	1.12	1.08	1.05	1.02	1.00	.98	.95	.93	.91

GROSS AREA PER SPACE	800	1,000	1,200	1,400	1,600	1,800	2,000	2,400	2,800
MULTIPLIER	.86	.89	.93	.96	1.00	1.03	1.06	1.12	1.18

MODIFIERS

NUMBER OF SPACES	30	40	50	60	80	100	120	140	160
MULTIPLIER	1.10	1.07	1.05	1.03	1.00	.97	.95	.93	.91

GROSS AREA PER SPACE	1,200	1,600	2,000	2,200	2,400	2,600	2,800	3,200	3,600
MULTIPLIER	.83	.89	.95	.97	1.00	1.02	1.05	1.09	1.12

MANUFACTURED HOUSING PARKS

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AVERAGE

These are average costs of parks built more or less for permanent occupancy and represent the low-end midpoint for permanent parks. They will have spaces to accommodate the manufactured house up to 55 or 60 feet long, as well as large transient trailers. They will have utility buildings, offices, recreation buildings and other recreational facilities, which may be computed from other sections of the service. The base area per site is 3,200 square feet, and the base number of spaces is 100.

ENGINEERING –

Well-detailed plans, site survey, simple specifications, permits and bonds \$ 650.00

GRADING –

Graded for drainage, roads roughed in, some trailer site leveling 560.00

STREET PAVING –

22' to 26' wide, 2" asphalt on good base, some edging or curb, some common parking 950.00

PATIOS AND WALKS –

Average 310 square feet of concrete for patios, hard-stands and walks near buildings 715.00

SEWER –

4" service, 6" mains, adequate vents, good code installation 785.00

WATER –

3" to 4" mains, valve connections and hydrants at sites 645.00

GAS – Low-pressure gas to all sites and buildings 345.00

ELECTRICAL –

Underground conduit, 60 to 100 amperes per site. Telephone extensions in buildings and most sites. Speaker system. Lighted recreation areas and street 1,020.00

BUILDINGS –

Utility, laundry, recreation, public restrooms 1,825.00

MISCELLANEOUS –

Adequate landscaping and sprinklers, some masonry ornamentation, average sign and entrance. Outdoor recreational facilities are not included and should be added from Sections UIP 16 and UIP 17. 625.00

AVERAGE PARK – Cost per space \$8,120.00

GOOD

The typical good park is a manufactured housing park catering to the larger manufactured homes and represents the median for permanent parks. It will accommodate large manufactured homes with private patios and gardens, and offers complete recreational facilities. The base area per site is 4,400 square feet, and the base number of spaces is 175.

ENGINEERING –

Complete detailed plans and specifications, permits, bonds and survey \$ 945.00

GRADING –

Graded for drainage, view, and appearance, roads roughed in 865.00

STREET PAVING –

Good 3" asphalt roadways on prepared base, 26' to 32' wide, edged or curbs, parking areas for visitors and extra cars 1,370.00

PATIOS AND WALKS –

Home stands, patios, and car stands. Average 465 square feet of concrete per space, including walks around buildings and recreation areas 1,055.00

SEWER –

4" service, 6" mains, 8" trunk, good code installation, well vented and trapped 1,005.00

WATER –

4" to 6" mains, good valve connections and hydrants at sites 905.00

GAS –

Low-pressure gas to all sites and buildings 545.00

ELECTRICAL –

Underground conduit, 80 to 150 amperes per space. Good street lighting and lighted recreation areas. Costs include telephone connection boxes at sites and cable TV systems 1,495.00

BUILDINGS –

Office, recreation, laundry 2,320.00

MISCELLANEOUS –

Above-average landscaping and sprinklers, signs, masonry ornamentation and walls. Outdoor recreational facilities are not included and should be added from Sections UIP 16 and 17. 1,105.00

GOOD PARK – Cost per space \$11,610.00

MODIFIERS

NUMBER OF SPACES	40	60	80	100	125	150	175	200	250
MULTIPLIER	1.10	1.06	1.03	1.00	.97	.95	.93	.91	.89

GROSS AREA PER SPACE	2,000	2,400	2,800	3,200	3,600	4,000	4,400	4,800	5,200
MULTIPLIER	.89	.93	.97	1.00	1.03	1.05	1.08	1.10	1.12

MODIFIERS

NUMBER OF SPACES	50	75	100	125	150	175	200	250	300
MULTIPLIER	1.17	1.12	1.08	1.05	1.02	1.00	.98	.96	.95

GROSS AREA PER SPACE	2,800	3,200	3,600	4,000	4,400	4,800	5,200	5,600	6,000
MULTIPLIER	.91	.93	.96	.98	1.00	1.01	1.03	1.05	1.06

MANUFACTURED HOUSING PARKS

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EXCELLENT

The excellent manufactured housing park provides deluxe accommodations for the largest site-erected manufactured home units and represents the high-end midpoint for permanent parks. It will have complete and varied recreational facilities of top quality. The base area per site is 5,600 square feet, and the base number of spaces is 200.

ENGINEERING –	
Complete detailed plans and specifications, permits, bonds and survey	\$1,250.00
GRADING –	
Graded for drainage, view, and appearance, roads roughed in	1,190.00
STREET PAVING –	
Good 3" asphalt roadways on prepared base, 32' to 40' wide, curbs, finished parking areas for visitors and extra cars	1,800.00
PATIOS AND WALKS –	
Home stands, patios, and car stands. Average 700 square feet of concrete per space, including walks around buildings and recreation areas	1,565.00
SEWER –	
4" service, 6" mains, 8" trunk, good code installation, well vented and trapped	1,190.00
WATER –	
4" to 6" mains, good valve connections and hydrants at sites ...	1,160.00
GAS –	
Low-pressure gas to all home sites and buildings	755.00
ELECTRICAL –	
Underground conduit, 100 to 200 amperes per space. Good street lighting, floodlighted recreation areas. Costs include telephone connection boxes at sites and cable TV systems	1,970.00
BUILDINGS –	
Office, recreation, arts and crafts, laundromat	2,610.00
MISCELLANEOUS –	
Generous amounts of landscaping and sprinklers, large signs, masonry ornamentation and walls. Outdoor recreational facilities and ornamental lakes and ponds should be added from Sections UIP 16 and 17	<u>1,595.00</u>
EXCELLENT PARK – Cost per space	\$15,085.00

MODIFIERS

NUMBER OF SPACES	50	100	150	175	200	225	250	300	350
MULTIPLIER	1.18	1.10	1.04	1.02	1.00	.99	.98	.97	.97
GROSS AREA PER SPACE	4,000	4,400	4,800	5,200	5,600	6,000	6,400	6,800	7,200
MULTIPLIER	.95	.97	.98	.99	1.00	1.01	1.01	1.02	1.03